

TRACT NO. 20136

BEING A SUBDIVISION OF A PORTION OF LOTS 75, 76, 79, AND 80 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS PER MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FUSCOE, WILLIAMS, LINDGREN, AND SHORT, INC., SANTA ANA, CALIFORNIA.

DAVID H. WILLIAMS L.S. NO. 4131

FEBRUARY, 1985

RECORDER'S CERTIFICATE:

FILED THIS 12th DAY OF MARCH 1986
AT 2:00 PM IN BOOK 156 OF MAPS AT
PAGES 44-46 AT THE REQUEST OF THE
CITY CLERK
FEE \$10.00
NO. 57209

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Santa Regan, DEPUTY

ORANGE COAST TITLE
SUBDIVISION GUARANTEE

OWNERS CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. I HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "E" INCLUSIVE. I FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES, THE EASEMENT DESIGNATED AS "20' WATER LINE EASEMENT." I FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "5'x 20' PUBLIC UTILITY EASEMENT." FURTHER, I THE UNDERSIGNED, AND MY SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1, 28, 29 AND 45 ON, OVER AND ACCROSS COLUMBIA AVENUE AND ADJOINING SAID LOTS.

Jerome Cote as trustee
JEROME COTE, TRUSTEE OF THE ROMEO COTE FAMILY TRUST
DATED APRIL 26, 1984

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 20136 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "E" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 11th DAY OF March 1986



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

Karen E. Oakley
Asst. City Clerk

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECT AS TAXES THAT ARE NOW A LEIN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 1,100.00

DATED March 6, 1986

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anita Brooks

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 1984 AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE YEAR OF THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED APRIL 4, 1985

David H. Williams
DAVID H. WILLIAMS L.S. 4131



UTILITES EASEMENTS:

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HERBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON THIS 22nd DAY OF April, 1985, BEFORE ME the undersigned,
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEROME COTE
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE)
TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ WITNESS MY HAND AND OFFICAL SEAL

Martha J. Landon
NOTARY PUBLIC IN AND FOR SAID STATE
OFFICIAL SEAL
MARTHA J. LANDON
NOTARY PUBLIC - CALIFORNIA
NOTARY BOND FILED IN
SAN BERNARDINO COUNTY
My Commission Expires September 19, 1988

UTILITIES CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITES OF THE CITY OF RIVERSIDE.

DATED 3/7/86
ROBERT C. WALES
ACTING DIRECTOR OF PUBLIC UTILITES

BY: Robert C. Wales

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 20136 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 18, 1984 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED March 10, 1986
ROBERT C. WALES R.C.E. 18793
CITY ENGINEER

BY: G. J. Gardner
DEPUTY RCE 11405

AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES AS GRANTED TO RIVERSIDE WATER COMPANY IN A DEED RECORDED DECEMBER 4, 1958 AS INSTRUMENT NO. 87608 OF OFFICAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED 3/7/86
ROBERT C. WALES
ACTING DIRECTOR OF PUBLIC UTILITES

BY: Robert C. Wales

SOILS REPORT:

A SOILS REPORT WAS PREPARED BY EBERHART & STONE INC. ON THE 25TH DAY OF OCTOBER, 1984 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA SECTION 17953

TAX BOND:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA. CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED March 11, 1986

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: R. N. Dewis

CITY TREASURER'S CERTIFICATE:

I HERBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED May 8, 1985
H.E. BREWER
CITY TREASURER

BY: H.E. Brewer

CITY COPY

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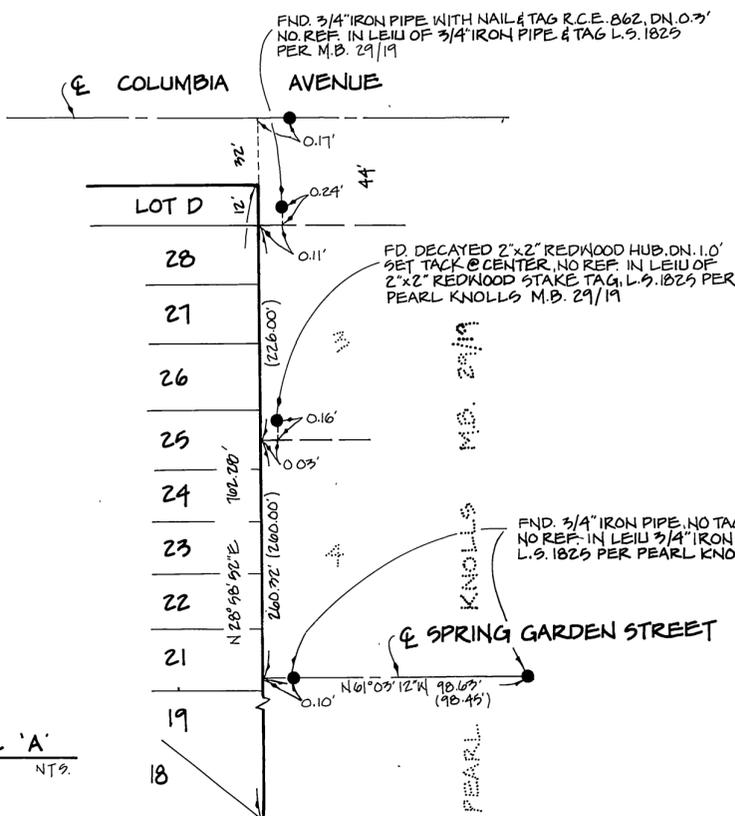
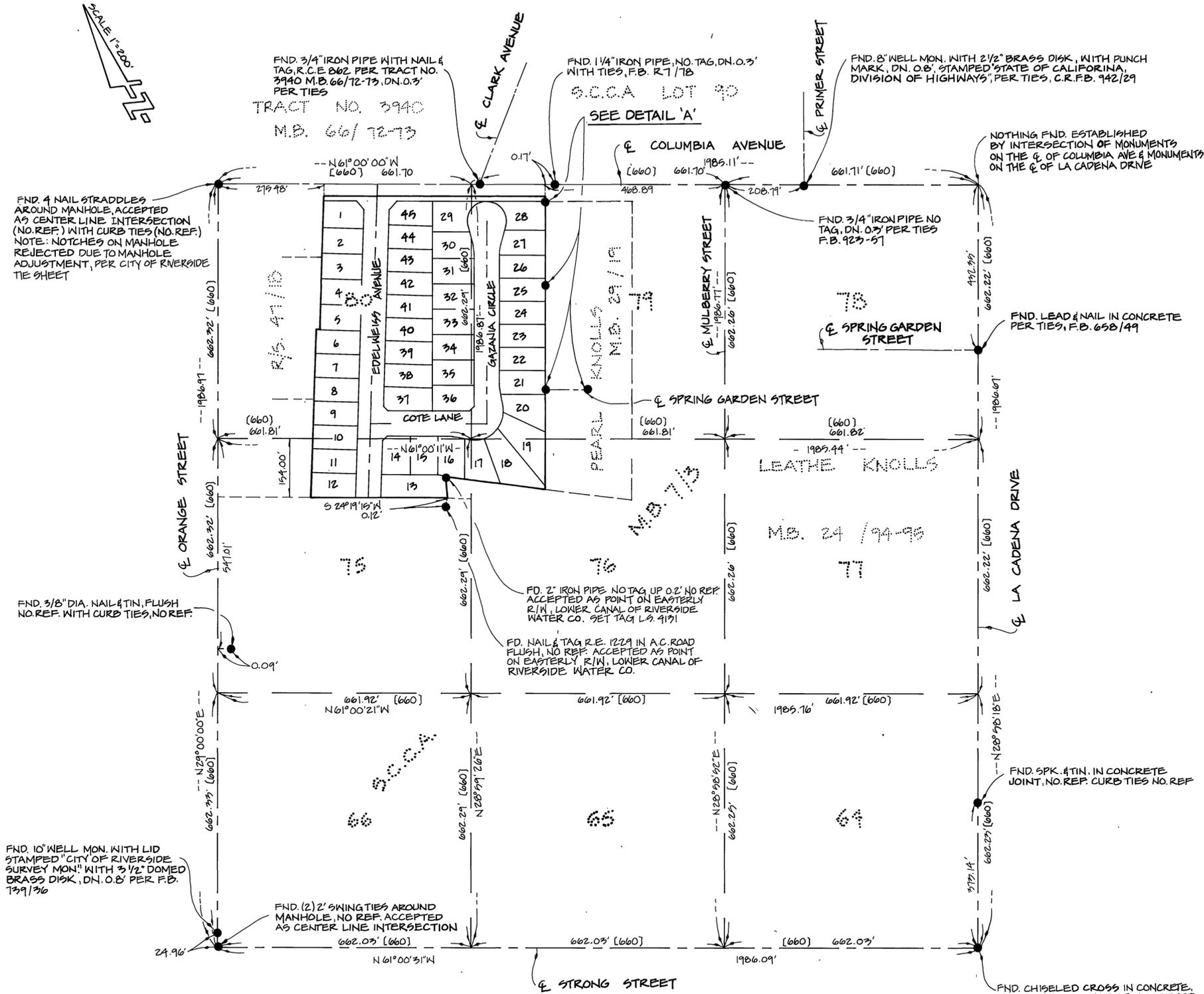
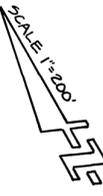
FUSCOE, WILLIAMS, LINDGREN, AND SHORT, INC., SANTA ANA, CALIFORNIA.

DAVID H. WILLIAMS L.S. NO. 4131

FEBRUARY, 1985

BOUNDARY SURVEY SHEET

CITY COPY



SURVEYOR'S NOTES:

BASIS OF BEARINGS

BEARINGS HEREON ARE BASED ON THE CENTERLINE OF COLUMBIA AVENUE, BEING NORTH 61° 00' 00" WEST AS SHOWN ON TRACT NO. 3940, FILED IN BOOK 66, PAGES 72 THROUGH 73, RECORDS OF RIVERSIDE COUNTY.

(1) ... INDICATES 5'x20' PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF RIVERSIDE PER DETAIL "C" AS SHOWN ON SHEET 3

(2) ... INDICATES RECORD DATA PER SOUTHERN CALIFORNIA COLONY ASSOCIATION MAP BOOK 7, PAGE 3, RECORDS OF SAN BERNARDINO COUNTY

(3) ... INDICATES RECORD DATA PER PEARL KNOLLS MAP BOOK 29 PAGE 19 RECORDS OF RIVERSIDE COUNTY

(4) ... 20' WIDE WATERLINE EASEMENT DEDICATED TO THE CITY OF RIVERSIDE AS SHOWN HEREON

MONUMENT NOTES:

● ... INDICATES FOUND MONUMENT AS NOTED

○ ... INDICATES SET 1" IRON PIPE & TAG STAMPED L.S. 4131, FLUSH, UNLESS OTHERWISE NOTED

○ ... SET 1" IRON PIPE & TAG STAMPED L.S. 4131, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED

○ ... SET NAIL AND L.S. 4131 TAG IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS

////// INDICATES VEHICULAR ACCESS RIGHTS WAIVED

THIS TRACT CONTAINS 10.500 ACRES

56
46

CITY
COPY

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 3 OF 3 SHEETS

TRACT NO. 20136

BEING A SUBDIVISION OF A PORTION OF LOTS 75, 76, 79 AND 80 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS PER MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE & TAG STAMPED L.S. 4191, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE & TAG STAMPED L.S. 4191, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND L.S. 4191 TAG IN CURB AT PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.

FUSCOE, WILLIAMS, LINDGREN, AND SHORT, INC., SANTA ANA, CALIFORNIA.
DAVID H. WILLIAMS, L.S. NO. 41 31
FEBRUARY, 1985

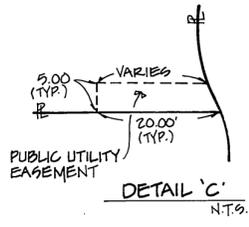
SURVEYOR'S NOTES:

- (1)..... INDICATES RECORD DATA PER SOUTHERN CALIFORNIA COLONY ASSOCIATION MAP BOOK 7, PAGE 3, RECORDS OF SAN BERNARDINO COUNTY
- (1)..... INDICATES RECORD DATA PER PEARL KNOLLS MAP BOOK 29, PAGE 19, RECORDS OF RIVERSIDE COUNTY
- ////// INDICATES VEHICULAR ACCESS RIGHTS WAIVED
- ①..... INDICATES 5'x20' PUBLIC UTILITY EASEMENT DEDICATED TO THE CITY OF RIVERSIDE PER DETAIL 'C' AS SHOWN HEREON
- ②..... 20' WIDE WATERLINE EASEMENT DEDICATED TO THE CITY OF RIVERSIDE AS SHOWN HEREON. THIS TRACT CONTAINS 10.900 ACRES.

FND. 4 NAIL STRADDLES AROUND MANHOLE, ACCEPTED AS CENTERLINE INTERSECTION (NO REF.) WITH CURB TIES (NO REF.) NOTE: NOTICES ON MANHOLE REJECTED DUE TO MANHOLE ADJUSTMENT, PER CITY OF RIVERSIDE TIE SHEET

TRACT NO. 3940
M.B. 66 / 72-73

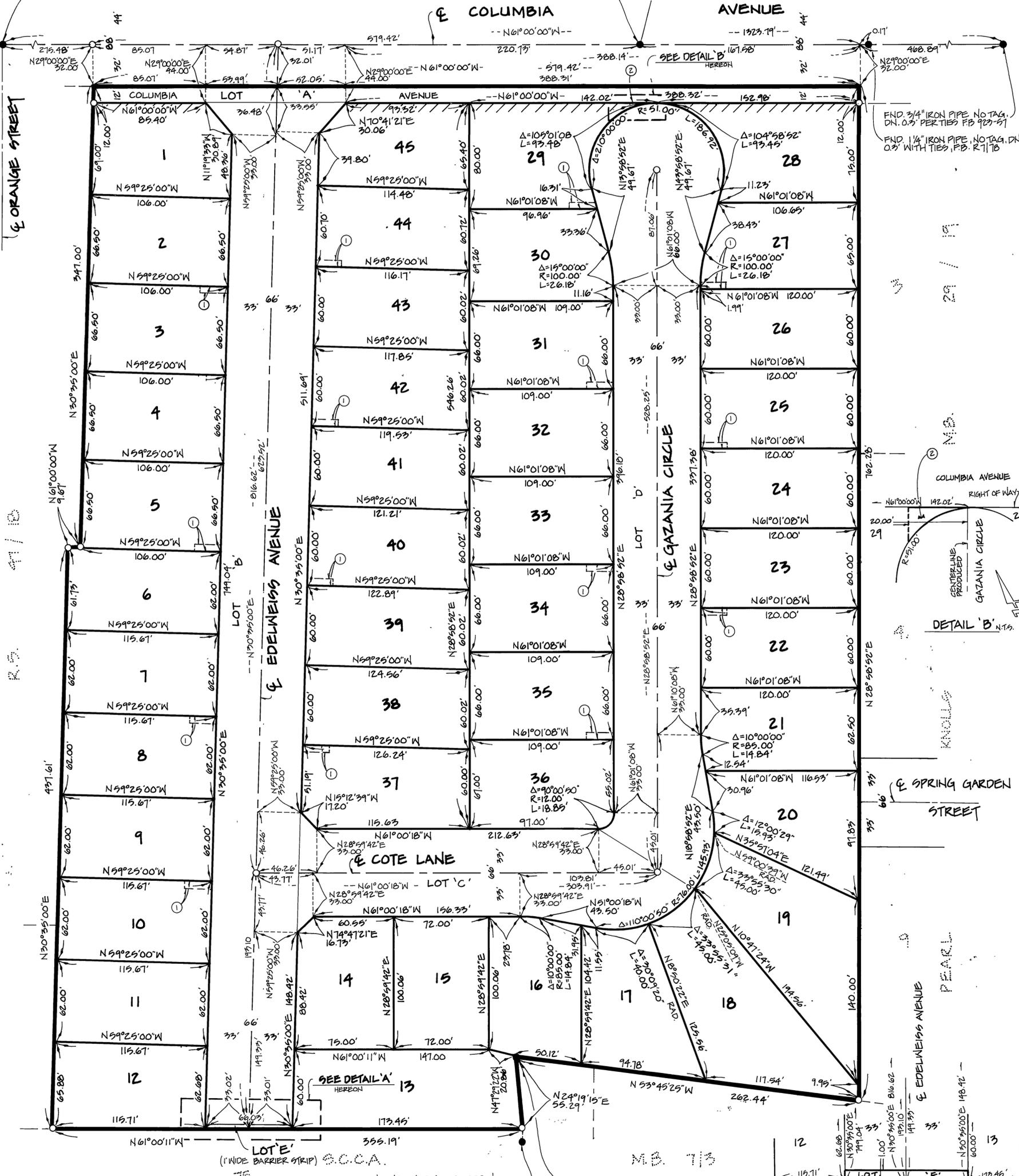
FND. 3/4" IRON PIPE WITH NAIL & TAG R.C.E. 802 PER TRACT NO. 3940 M.B. 66/72-73, D.N. 0.3 PER TIES



FND. 3/4" IRON PIPE NO TAG, D.N. 0.3 PER TIES FB 929-57
FND. 1/4" IRON PIPE, NO TAG, D.N. 0.3 WITH TIES, FB R-117B

DETAIL 'B'

DETAIL 'A'



BASIS OF BEARINGS
BEARINGS HEREON ARE BASED ON THE CENTERLINE OF COLUMBIA AVENUE, BEING NORTH 61°00'00"W AS SHOWN ON TRACT NO. 3940 FILED IN BOOK 66, PAGES 72 THROUGH 73, RECORDS OF RIVERSIDE COUNTY.

FND. NAIL & TAG R.E. 1229 IN A.C. ROAD FLUSH, NO REF. ACCEPTED AS POINT ON EASTERLY R/W, LOWER CANAL OF RIVERSIDE WATER CO.

FND. 2" IRON PIPE NO TAG, UP 0.2' NO REF. ACCEPTED AS POINT ON EASTERLY R/W, LOWER CANAL OF RIVERSIDE WATER CO. SET TAG L.S. 4191